



To the Honorable Council
City of Norfolk, Virginia

February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception for an eating and drinking establishment at 441 Granby Street – Rama Garden**

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:

Marcus D. Jones, City Manager

Item Number:

R-16

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment
- IV. **Applicant:** Muthita Wiriya-Amnuayporn
- V. **Description:**
 - The site is located on the west side of Granby Street south of W. Charlotte Street.
 - Granting this request will allow an existing restaurant, Rama Garden, to serve alcoholic beverages to its patrons for on-premises consumption under new ownership.

| | Previous | Proposed |
|--|--|--|
| Hours of Operation and for the Sale of Alcoholic Beverages | 11:00 a.m. until 2:00 a.m., Seven Days a Week | 11:30 a.m. until 10:00 p.m., Monday through Saturday 12:00 noon until 9:00 p.m., Sunday |
| Capacity | 90 seats indoors 0 seats outdoors 104 total capacity | 98 seats indoors 0 seats outdoors 103 total capacity |

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: January 28, 2016

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Whitney, CFM

| | | |
|-----------------------------|--------------------------|--|
| Staff Report | Item No. 11 | |
| Address | 441 Granby Street | |
| Applicant | Rama Garden | |
| Request | Special Exception | Eating and drinking establishment |
| Property Owner | Anna Jerabek | |
| Site Characteristics | Building Area/Space | 9,898 sq. ft./2,900 sq. ft. |
| | Future Land Use Map | Downtown |
| | Zoning | D-3 (Freemason/Granby Conservation and Mixed Use) and HO-D (Downtown Historic Overlay) |
| | Neighborhood | Downtown |
| | Character District | Downtown |
| Surrounding Area | North | D-3: Monastery Restaurant, Leone's |
| | East | D-3: Bodega, Platinum Salon, Scotty Quixx |
| | South | D-3: The Barrel Room |
| | West | D-3: Parking lot, vacant building |



A. Summary of Request

- The site is located on the west side of Granby Street south of W. Charlotte Street.
- Granting this request will allow an existing restaurant, Rama Garden, to serve alcoholic beverages to its patrons for on-premises consumption under new ownership.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

C. Zoning Analysis

i. General

- The use is permitted in the D-3 district by special exception.

| | Previous | Proposed |
|--|--|--|
| Hours of Operation and for the Sale of Alcoholic Beverages | 11:00 a.m. until 2:00 a.m., Seven Days a Week | 11:30 a.m. until 10:00 p.m., Monday through Saturday 12:00 noon until 9:00 p.m., Sunday |
| Capacity | 90 seats indoors 0 seats outdoors 104 total capacity | 98 seats indoors 0 seats outdoors 103 total capacity |

- Special Exception history:

| City Council Approval | Applicant | Request |
|-----------------------|-------------|-----------------------------------|
| 2006 | Rama Garden | Eating and drinking establishment |
| Pending | Rama Garden | Eating and drinking establishment |

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X (Low to Moderate) and X (Shaded) Flood Zones, which are low-risk flood zones.

D. Transportation Impacts

Institute of Transportation Engineers figures estimate that this restaurant will generate 39 additional vehicle trips per day by increasing total indoor seating at this location by 8 seats above currently approved levels.

E. Historic Resources Impacts

- The building is located within the Downtown Historic Overlay District and is a contributing structure within a federal and state designated historic district.
- Any modifications to the exterior of the building shall be subject to the Architectural Review Board for review and approval.

F. Public Schools Impacts

This site is located within the Tidewater Park Elementary School, Blair Middle School, and Maury High School Attendance Zones.

G. Environmental Impacts

There are currently no opportunities for landscaping site improvements to this existing building.

H. Surrounding Area/Site Impacts

- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.
- Over the past year there has been one call for police service with no arrest made.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on December 16.

K. Communication Outreach/Notification

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.

L. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:30 a.m. until 10:00 p.m. Monday through Saturday, and from 12:00 p.m. until 9:00 p.m. Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 98 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 103 people.

- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Proponents and Opponents


Proponents

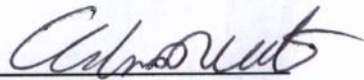
Joseph Liberatore, Esq. – Representative
150 Boush Street, Suite 150
Norfolk, VA 23510

Opponents

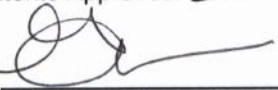
None

01/25/2016 lds

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "RAMA GARDEN" ON PROPERTY LOCATED AT 441 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Maruay, LLC authorizing the operation of an eating and drinking establishment named "Rama Garden" on property located at 441 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 18 feet, more or less, along the western line of Granby Street beginning 88 feet, more or less, from the southern line of West Charlotte Street and extending southwardly; premises numbered 441 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 11:30 a.m. until 10:00 p.m. Monday through Saturday and 12:00 noon until 9:00 p.m. on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 98 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 103 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the

operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception.

Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and

specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exceptions permitting an eating and drinking establishment, adopted on April 11, 2006 (Ordinance No. 42,243), and the sale of alcoholic beverages for on-premises consumption, adopted on November 21, 1995 (Ordinance No. 38,205). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (4 pages)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 06/25/2015

Trade name of business RAMA GARDEN

Address of business 441 GRANBY ST, NORFOLK, VA 23510

Name(s) of business owner(s)* MUTHETA WIRIYA-AMNUAYPORN - Marway, LLC

Name(s) of property owner(s)* ANNA JERABEK

Daytime telephone number (757) 616 0533

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

| <u>Facility</u> | <u>Alcoholic Beverage Sales</u> |
|--|--|
| Weekday From <u>11:30 AM</u> To <u>10:00 PM</u> | Weekday From <u>11:30 AM</u> To <u>10:00 PM</u> |
| Friday From <u>11:30 AM</u> To <u>10:00 PM</u> | Friday From <u>11:30 AM</u> To <u>10:00 PM</u> |
| Saturday From <u>11:30 AM</u> To <u>10:00 PM</u> | Saturday From <u>11:30 AM</u> To <u>10:00 PM</u> |
| Sunday From <u>12:00</u> To <u>9:00 PM</u> | Sunday From <u>12:00</u> To <u>9:00 PM</u> |

2. Type of ABC license applied for (check all applicable boxes)
☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for
☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?
 (Entertainment consists of anything more than one, unamplified musician)
☐ Yes (Different application required) ☒ No

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

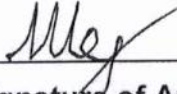
8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)
Number of bar seats
Standing room

90
8
0

b. Outdoor

Number of seats

0

c. Number of employees

5

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 103

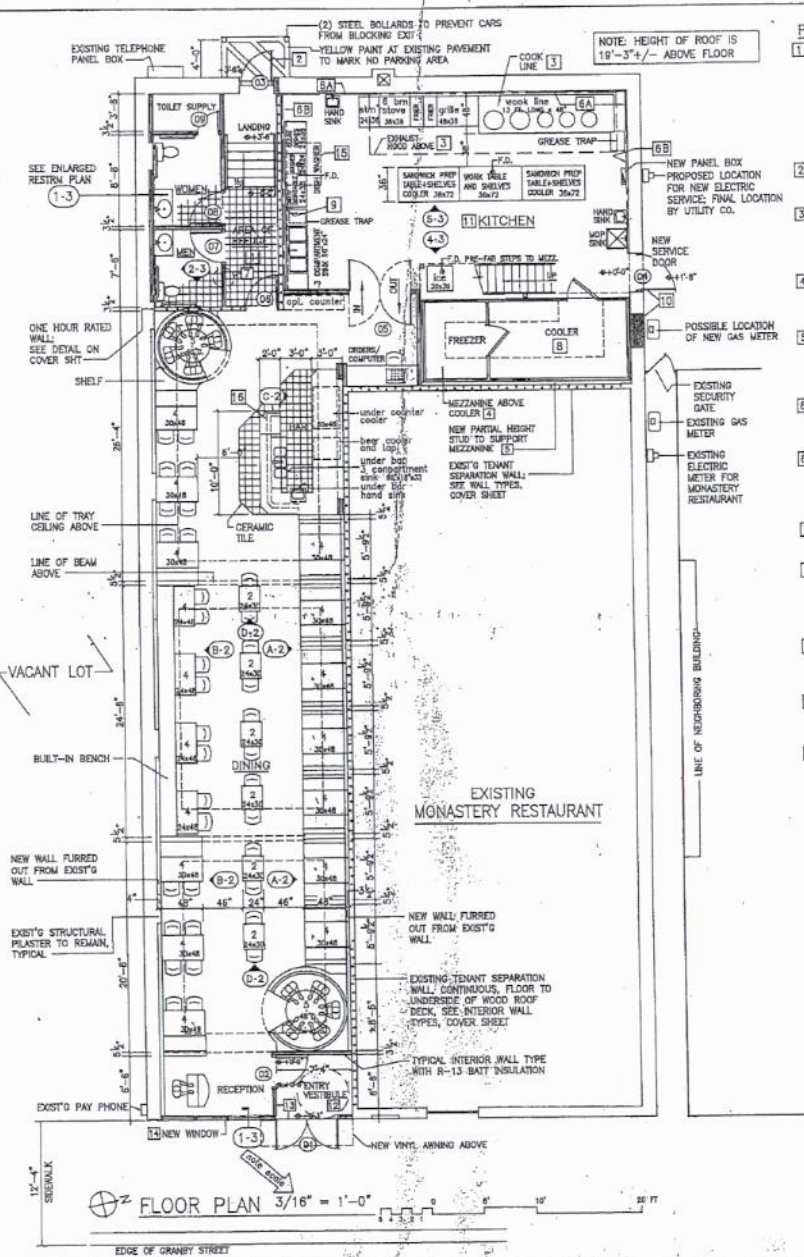
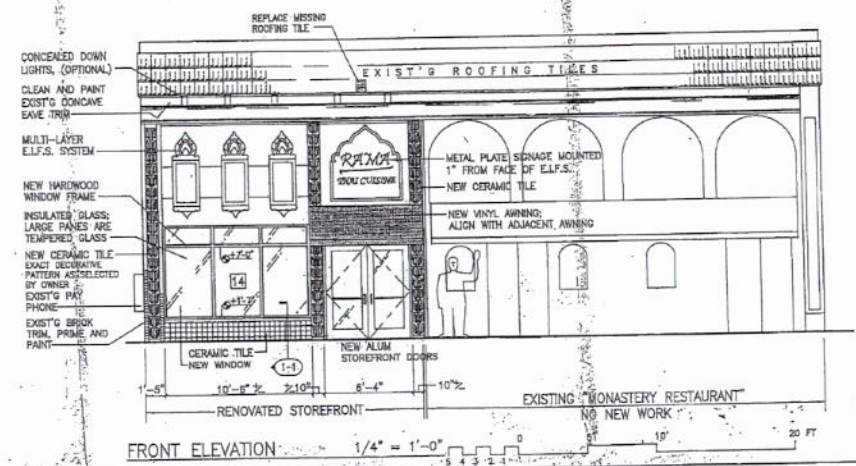
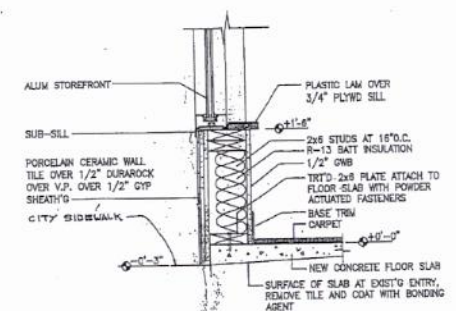


RAMA GARDEN THAI CUISINE
 441 GRANBY STREET NORFOLK VIRGINIA
 OWNER: MR. BOONRIT NGAMSA AND
 GENERAL CONTRACTOR: LTN CONSTRUCTION

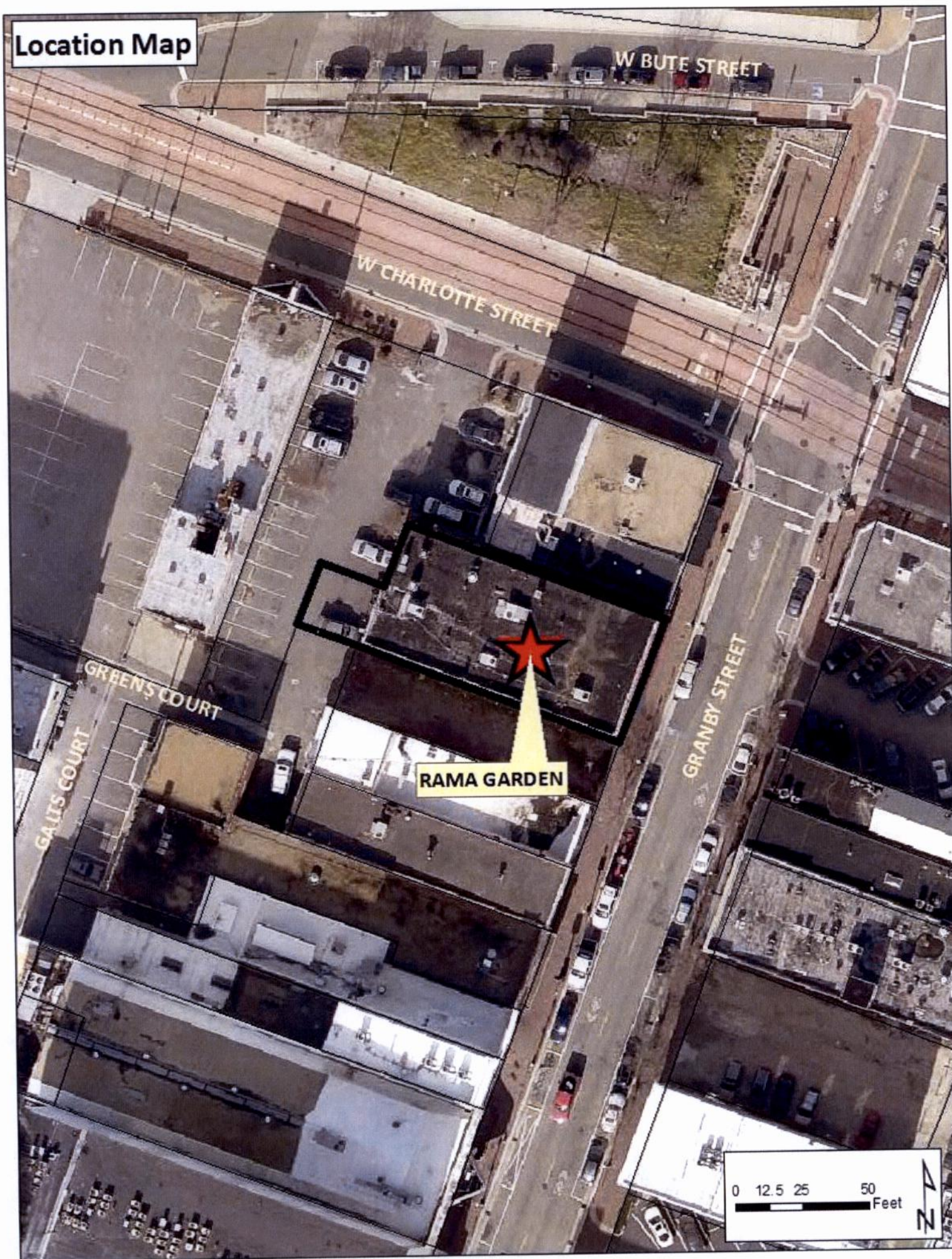
DATE: 12-15-05
 PROJECT: G-RAMA THAI
 REVISED:

PLAN NOTES

- 1 AREA OF REFUGE TO ALLOW HANDICAPPED OCCUPANTS ADDITIONAL TIME TO NEGOTIATE THE STEPS TO EXIT. PROVIDE ONE HOUR INTERIOR PARTITIONS AND ONE HOUR CEILING ASSEMBLY, SEE WALL AND CEILING TYPES, COVER SHEET. PROTECT ALL PIPE / DUCT PENETRATIONS THRU RATED WALLS OR CEILING WITH A RATED PENETRATION SYSTEM, (SEE COVER SHEET), OR MECHANICAL DUCT FIRE DAMPER.
- 2 REMOVE BRICK AND DOOR AS REQ'D TO EXPOSE EXISTING DOOR OPENING; REWORK OPENING TO ACCOMMODATE NEW 36" WIDE DOOR; SEE DOOR SCHEDULE.
- 3 COOK LINE WITH EXHAUST HOOD ABOVE. (HOOD DIMENSIONS = 24" x 6"), DISCHARGE EXHAUST THRU ROOF; PROTECT HOOD WITH EMERGENCY FIRE SUPPRESSION SYSTEM. SUSPEND HOOD FROM ROOF JOIST; PROVIDE RFP PANELS ABOVE HOOD TO CEILING, SEE DETAIL 4, SHEET 3.
- 4 PRE-FAB METAL MEZZANINE ABOVE COOLER MAX AREA OF MEZZANINE AS LIMITED TO 1/3 KITCHEN AREA IS 302 S.F. (AREA OF MEZZANINE AS DRAWN = 170 S.F.)
- 5 NEW STUD WALL 2x4's AT 16" O.C. WITH TRIT'D WOOD PLATE, 1/2" GNB ON KITCHEN SIDE. CONTINUE WALL TO +10'-0" AS REQ'D TO PROVIDE SUPPORT TO NEW METAL MEZZANINE FLOOR, CAP TOP OF WALL.
- 6A DOTTED LINE DENOTES STAINLESS STEEL LINER PANELS ON WALL BEHIND AND TO THE RIGHT/LEFT OF COOK LINE; EXTEND PANEL FROM FLOOR (OR TILE BASE) TO +10'-0".
- 6B ALL OTHER EXPOSED WALLS IN KITCHEN MAY BE FIBER GLASS REINFORCED PANELS (RFP), FROM FLOOR OR BASE TO +10'-0" (-OR- THESE WALLS MAY BE STAINLESS STEEL OR GLOSS PAINT AS DIRECTED BY OWNER).
- 7 GAS WATER HEATER LOCATED CENTER ABOVE WALL OF REFUGE AREA; PLACE W.H. ON SMALL WOOD PLATFORM WITH LEAK PAN AND DRAIN.
- 8 PRE-FAB INSULATED COOLER / FREEZER BOX; SUSPEND COMPRESSOR ABOVE MEZZANINE AT 7'-4" MIN ABOVE MEZZANINE FLOOR. OVERALL OUTSIDE DIMENSIONS OF UNIT SHOWN IN PLAN ARE 20'x8'. FINAL DIMENSIONS BY CONTRACTOR - APPROVED BY OWNER.
- 9 NOT DO R/IN PLUMBING FOR 3 COMPARTMENT SINK AND DISHWASHER INSIDE RATED WALL - OR - IF PLUMBING DOES PENETRATE WALL FIRE STOP PENETRATION AS SHOWN ON COVER SHEET.
- 10 REMOVE EXIST'G DOOR AND FILL OPENING WITH NEW MASONRY; SAW CUT NEW DOOR OPENING IN EXISTING MASONRY WALL AND INSTALL NEW SERVICE DOOR; SEE DOOR SCHEDULE, SHEET 4.
- 11 SEE "GENERAL KITCHEN NOTES", SHEET 5.
- 12 REWORK EXIST'G SLAB AS REQ'D FOR NEW ENTRY VESTIBULE. PROVIDE GRADUALLY SLOPE FROM SIDEWALK TO NEW INTERIOR DOOR. INSTALL NEW 1x4 OR 2x2 CERAMIC TILE FLOORING.
- 13 PROVIDE ALUM STOREFRONT ENTRY VESTIBULE. (ALSO SEE DOOR SCHEDULE, SHEET 4).
- 14 PROVIDE NEW WINDOW AT FRONT ELEVATION; ALUM STOREFRONT WITH SINGLE PANE OR INSULATED GLASS AS DIRECTED BY OWNER. -OR- CUSTOM MADE WINDOW WITH HARDWOOD FRAME; WORK TO EXISTING HEADER AT 18'-0" ABOVE SIDEWALK.
- 15 PROVIDE EXHAUST HOOD, (TYPE 2, W/O FIRE SUPPRESSION SYSTEM) ABOVE DISH WASHER TO REMOVE HUMIDITY FROM KITCHEN; EXHAUST THRU ROOF, SS HOOD AND DUCTS; SEE HOOD AS REQ'D TO CAPTURE RISING STEAM. HOOD DIM. 48"x42" APPROX 28" ABOVE TOP OF DISH WASHER.
- 16 ACCESSIBLE PORTION OF BAR AT +3'-4".



Location Map



RAMA GARDEN

0 12.5 25 50 Feet



Zoning Map

YORK STREET

BOUSH STREET

W BUTE STREET

E BUTE STREET

W CHARLOTTE STREET

E CHARLOTTE STREET

BOUSH STREET

GREENS COURT

GALTS COURT

GRANBY STREET

WEBSTERS COURT

MONTICELLO AVENUE

W FREEMASON STREET

E FREEMASON STREET

RAMA GARDEN

0 30 60 120 Feet



D-3

D-3

D-3

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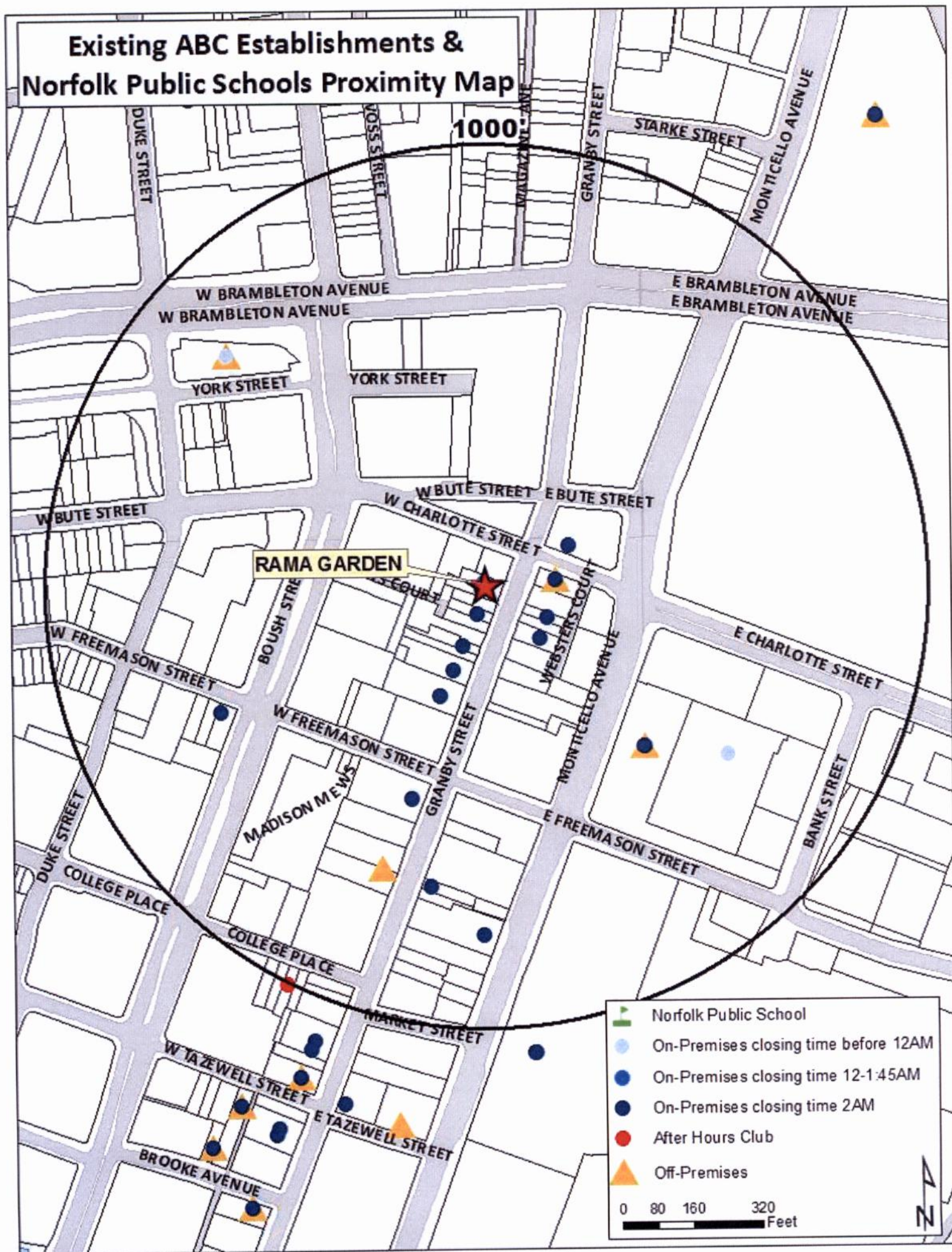
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Existing ABC Establishments & Norfolk Public Schools Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date 06/25/2015

DESCRIPTION OF PROPERTY

Address 441 GRANBY ST, NORFOLK, VA 23510

Existing Use of Property THAI RESTAURANT

Proposed Use SAME - THAI RESTAURANT

Current Building Square Footage 2900 SQ FT

Proposed Building Square Footage 2900 SQ FT

Trade Name of Business (if applicable) KAMA GARDEN

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

MARUAY LLC

1. Name of applicant: (Last) WIRIYA-AMNUAYPORN (First) MUTHITA (MI) _____

Mailing address of applicant (Street/P.O. Box): 441 GRANBY ST

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 616 0533 Fax (757) 616 0755

E-mail address of applicant: NONE

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Attorney

2. Name of applicant: (Last) Liberatore (First) Joseph (MI) T
Mailing address of applicant (Street/P.O. Box): 150 Boush St - Ste 300, Norfolk,
(City) Norfolk (State) VA (Zip Code) 23510 ^{VA}₂
Daytime telephone number of applicant (757) 333-4503 Fax (757) 333-4512
E-mail address of applicant: jliberatore@clrbfirm.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) JERABEK (First) ANNA (MI) X
Mailing address of property owner (Street/P.O. box): 1637 White Thorne RD
(City) Virginia Beach (State) VA (Zip Code) 23455
Daytime telephone number of owner (757) 460-1992 email: NO

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

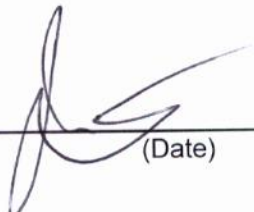
CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: ANNA JERABEC Sign:  07/05/15
(Property Owner or Authorized Agent of Signature) (Date)

MARVAY LLC BY:
Print name: MUTHITA WIRIYA-AMNUAYPORN Sign:  7/7/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Joseph T. Liberatore Sign:  11/09/2015
(Authorized Agent Signature) (Date)

Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, December 16, 2015 11:49 AM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application - 441 Granby Street
Attachments: RamaGarden.pdf

Mr. Murphy and Ms. Miller,

Attached please find the application for a special exception to operate an eating and drinking establishment at 441 Granby Street.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, chris.whitney@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569